

Officer Report

Case Reference: PL/2026/0573
Location: 71 LATRIGG CRESCENT, MIDDLETON, MANCHESTER, M24 4LP
Proposal: Two storey side and rear extension, single storey front extension including fencing to side boundary
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the west of Latrigg Crescent in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

There is no single uniform character to the dwellings along Latrigg Crescent. The estate is a mixture of older housing stock and new developments and therefore the character of the street scene is varied.

PROPOSAL

The application seeks planning permission for the construction of a two-storey side extension, single storey front extension, part single part two-storey rear extension and alterations to front boundary treatments including the construction of a new boundary wall and alterations to the existing dropped kerb. Amendments were sought during the determination process to amend the design and reduce the scale of the development.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

PL/2025/1331 – Two-storey side extension together with single storey front/side extension, part two-storey, part single-storey rear extension. Alterations to existing fenestrations. Erection of new 0.65m high front and side boundary walls/fencing and formation of new hardstanding and extension to existing dropped kerb. Approve Subject to Conditions

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's Statement of Community Involvement, notification letters were sent to immediate neighbours.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

The application is a resubmission of an earlier approved application PL/2025/1331, albeit with an increase in built form and some amendments to design.

Notwithstanding these changes, PL/2025/1331 is an established fallback position which Officers consider has a reasonable prospect of being implemented should position be refused. This is a material consideration which carries significant weight in the determination process.

Design, character and appearance

Policy DP3 of the Framework states that development proposals should respond to their context so that they integrate with, and enhance, their surroundings. At Paragraph 2(g), Policy DP3 states that development proposals should create visually attractive, distinctive and characterful development to establish and maintain a strong sense of place and pride.

Locally, Policy DM1 of the adopted Rochdale Core Strategy requires development to be of high quality and to take the opportunity to enhance the quality of the area, whilst Policy P3 states that development should enhance the Borough's identity and sense of place by respecting context where it is positive and having regard to scale, density, massing, height, and layout.

The application proposes several alterations and extensions to the dwelling, most principally, the construction of a single-storey front extension, two-storey rear extension, and part single-storey, part two-storey side extension. Some of these developments benefit from permission as existing by virtue of PL/2025/1331 therefore the design of all elements are discussed in turn below for clarity.

Front Extension

The application proposes the construction of a single-storey front extension. This extension would be marginally larger than that approved under PL/2025/1331 by virtue of extending across the entire width of the dwelling. It is not considered that the proposed front extension would appear significantly incongruous or out of character or would materially impact on the visual character of the dwelling more than the established fallback position.

Side Extension

The proposed two-storey side extension would be identical in scale and form of that of the established fallback position and therefore is considered acceptable on design terms.

Two-Storey Rear Extension

The proposed two-storey rear extension would be identical in scale and form of that of the established fallback position and therefore is considered acceptable on design terms.

Single-Storey Rear Extension

The application proposes the construction of a single storey-rear extension projecting 2.8m from the rear elevation of the existing dwelling and having a mono-

pitched roof. This element of the proposal differs from the established fallback position but would be screened from view of the street scene by virtue of the two-storey side extension. It is therefore considered acceptable on design terms.

Having regard to the above, the proposed developments are considered acceptable on design terms. It is not considered that the proposed developments would differ significantly in respect of visual amenity than the established fallback position. It is therefore considered that the proposed developments accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design provisions of the Housing SPD and the National Planning Policy Framework.

Residential amenity

Policy P3 of the National Planning Policy Framework states that development proposals should be appropriate to their location, taking into account the impact of the development on living conditions. It goes on to state that development proposals should not give rise to, or contribute to, unacceptable reductions of daylight/sunlight for neighbouring occupiers or give rise to unacceptable levels of noise pollution. This is reflected in Policy DM1 of the Rochdale Core Strategy, which requires development proposals to avoid adverse impacts on neighbouring amenity through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed single-storey front extension is not considered to have a significantly detrimental impact on the amenity of neighbouring dwellings.

In respect of the adjoining semi, No. 73, the proposed two-storey rear extension benefits from permission under PL/2025/1331 and there would be no change to the projection or built form of this part of the development. It is therefore considered that the proposed development would have no further impact on the amenity of No. 73 than the established fallback and is therefore considered acceptable.

Similarly, the proposed two-storey side extension benefits from permission under PL/2025/1331 and there would be no change to this part of the development. It is therefore not considered that the proposed two-storey side extension would have any further impact on amenity than the established fallback position.

The main issue is therefore whether the proposed single storey extension would have a detrimental impact on the amenity of No. 69 Latrigg Crescent.

Paragraph 5.6 - 5.7 give general advice in relation to the maximum projections of single storey rear extensions. It states that for a semi-detached dwelling, a maximum of 3m from the rear elevation of the dwelling is acceptable, plus any offset from the common boundary so long as the extension does not intrude into a 45-degree visibility zone when measured from the rear of the neighbouring dwelling along the common boundary.

Notwithstanding this, it is acknowledged that the application dwelling is not attached to No. 69 and it would therefore be inappropriate for Officer's to apply this guidance.

Instead, it is considered appropriate to apply the guidance for detached properties, which increases the allowable projection to 4m (plus the offset).

The proposed development would be offset from the common boundary by approximately 1m and, when taking into account the two-storey extension, would project approximately 5m from the rear elevation of No. 69. It is therefore compliant with the requirements of the SPD and is not considered to appear overbearing or overshadowing, nor to result in undue loss of light.

Having regard to the above, the proposed development is not considered significantly detrimental to the amenity of neighbouring dwellings, and in accordance with Policy DM1 of the adopted Rochdale Core Strategy and Policy P3 of the National Planning Policy Framework.

Highways and parking

The application property would retain two off-street parking spaces to the front elevation of the dwelling and is therefore in accordance with Appendix 5 of the adopted Rochdale Core Strategy.

The application proposes an extension to the existing dropped kerb, and no changes are proposed to the dropped kerb, or parking, than that of the established fallback position. Whilst it was not considered necessary to consult with the Highways Department on this application given there were no changes beyond that already approved, it is pertinent to note that they raised no objection to PL/2025/1331 subject to the dropped kerb being undertaken by the Council.

Having regard to the above, the proposed development is not considered to give rise to any unacceptable impacts on the safe operation of the highway network and is therefore in accordance with Policy T2 of the Core Strategy.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -
 - Site Location Plan
 - Proposed Site Plan (Received by the Local Planning Authority on 25.09.2026)
 - DWG No. 3635 - 02 Revision A (Proposed Floor and Elevations, received by the Local Planning Authority on 23.09.2026)

and the development shall be carried out in accordance with these hereby approved.

Reason – For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason – In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.